

PASSION AT WORK



SOBHA
NEOPOLIS
THE GREEK PARADISE



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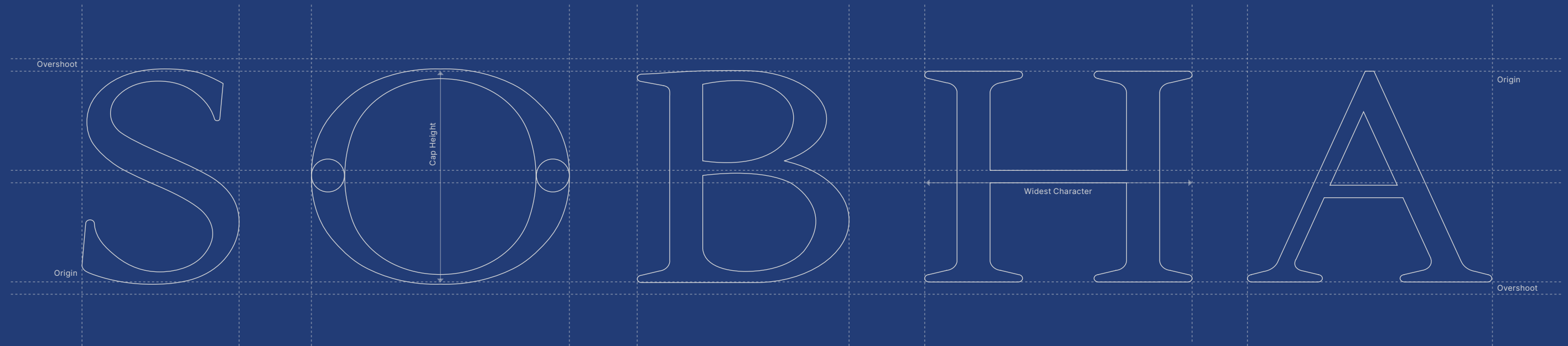
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Estd.
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PASSION. INKED WITH PERFECTION.

SOBHA has crafted over 530 iconic projects in the residential & commercial spaces spread over 129 million sq ft, by paying minute attention to detail – in systems, processes, and design.

With a steadfast approach to deliver impeccable quality, SOBHA performs 1,456 quality checks before handover.

28 Years of
Passion at Work

Over 200
Prestigious Awards

Strong Workforce
10,000+ Employees

National Footprint
27 Cities in 14 States

SOBHA'S PORTFOLIO OF EXCELLENCE



SOBHA City, Bengaluru

Residential

SOBHA believes in setting new benchmarks in quality. From presidential apartments, villas, row houses, and luxury apartments, to plotted developments, every SOBHA product is built to last for generations.

Delivered over 175 Projects
spread across 67 million sq. ft.



Infosys Global Education Center, Mysuru

Contracting

The contracts business at SOBHA boasts of an expansive portfolio of 332 projects across India, as of 2022. Our turnkey projects include some of the global corporate giants – Taj, ITC, Bosch, Biocon, Timken, and Dell to name a few.

Delivered 338 Projects
spread across 58 million sq. ft.



1 SOBHA Mall, Bengaluru

Commercial

SOBHA forayed into the commercial space with SOBHA City Mall, in Thrissur. SOBHA's latest venture is 1 SOBHA Mall, an entertainment and shopping centre on St. Marks Road, Bengaluru.

Delivered 19 Projects
spread across 4 million sq. ft.

PIONEERING SELF-RELIANCE

SOBHA introduced the concept of backward integration in the real estate industry, bringing the finest together – from precision engineering to innovative design, and from superior concrete products, glazing & metal works to top-notch interiors. This philosophy allows SOBHA to provide unmatched quality to its customers.

SOBHA's manufacturing verticals



Concrete Products Division | 55,000 sq ft



Interiors Division | 3,75,000 sq ft



Glazing & Metal Works Division | 1,00,000 sq ft



Precast Facility | 73,000 sq ft

THE GREEK PARADISE

Ancient Greeks scaled many peaks in architecture that remain appealing even today. Presenting SOBHA Neopolis – luxury abodes crafted with mainland Greek architectural elements such as bevelled pediments, majestic columns & arches that give it the perfect mix of classical & modern styles.

Discover magnificence like no other, with 19 towers and a multitude of amenities spread across 25+ acres. The amenities are inspired by timeless Grecian marvels, and the imposing Arrival Plaza invites you to the Greek paradise.

The 3 clubhouses are designed with vibrant, Santorini-inspired blue & white hues of elegance, and distinctive domes. Natural stone paving, rustic patterns, colourful & dense foliage give this sprawling community an enchanting aura. Come, enjoy a Mediterranean vacation for life.



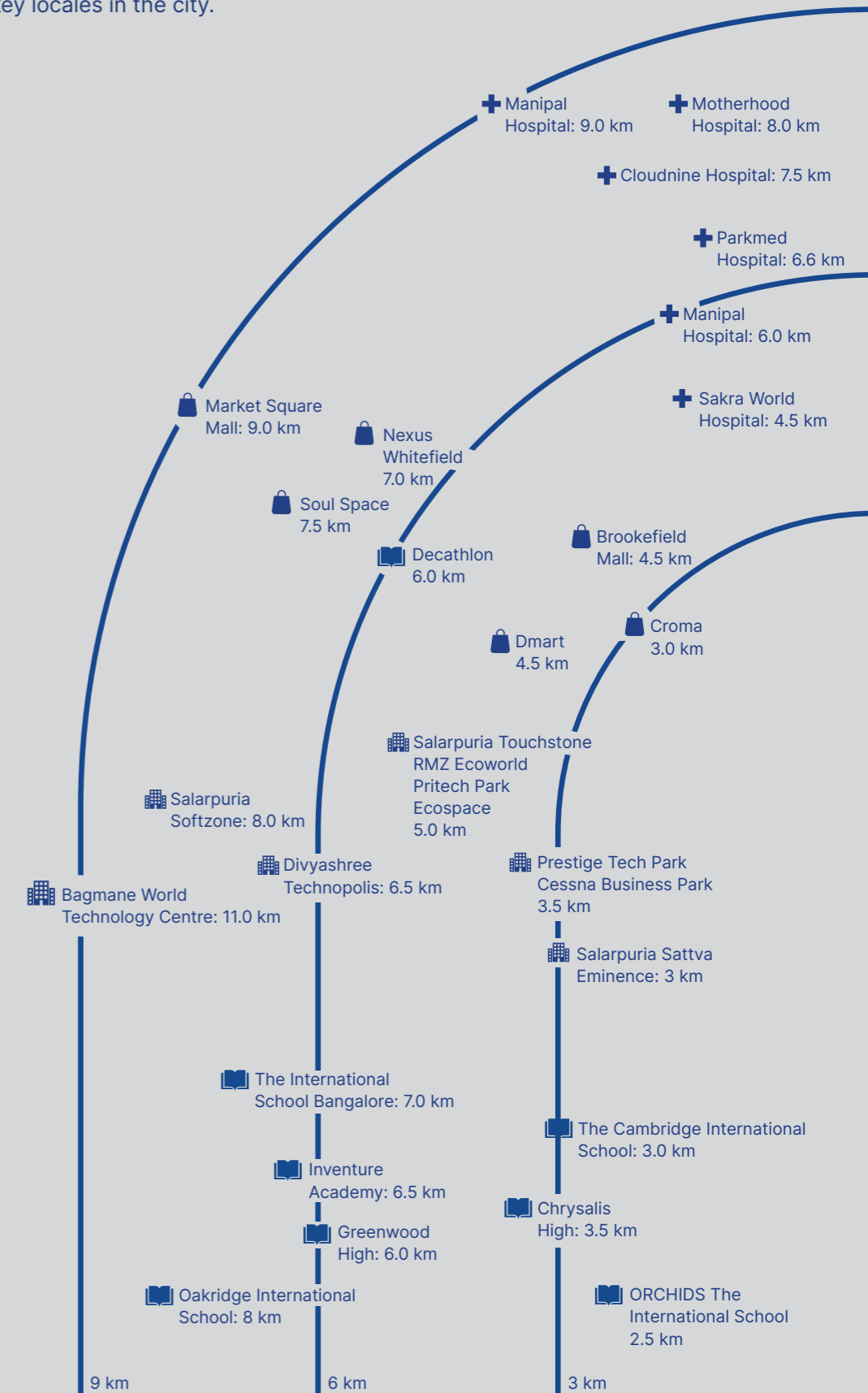
LIVE CONNECTED

Panathur is a future-perfect location and a highly sought-after destination with unparalleled connectivity. Its proximity to the Outer Ring Road – Bengaluru's IT corridor, makes it an ideal locale for the city's workforce.



ALL IN THE VICINITY

Life is seamless when conveniences are in the vicinity. Situated near Panathur Main Road, SOBHA Neopolis is in proximity of Bengaluru's reputed schools, hospitals, IT parks, shopping malls, and some of the key locales in the city.





UPCOMING DEVELOPMENTS

Slated to be completed by 2025, Phases 2A and 2B of Namma Metro will connect Panathur with many workspaces, and will remarkably enhance its access to major areas of eastern, southern, central, and northern parts of Bengaluru.

- Proposed Phase 2A route: Silk Board-Kadubeesanahalli-KR Puram
- Proposed Phase 2B route: KR Puram-Hebbal-Kempegowda International Airport

The ongoing CDP (Comprehensive Development Plan) Road network will bring Panathur within short driving distance of prominent localities such as ORR, Bellandur, Marathahalli, Whitefield, and Sarjapur Road.

MASTER PLAN

- Residential towers and the amenities are designed with key elements from timeless mainland Greek architecture
- Three grand clubhouses spread across 77,850 sq ft, modelled in vibrant Santorini island architectural style
- 78% open space with landscaping and well-distributed amenities; vehicular movement restricted to the periphery for enhanced safety
- Over 35 amenities thoughtfully curated for all age groups, and for individual & group pursuits

AMENITIES

RECREATIONAL ZONE

- 02 Club Athinios
- 03 Meandering Pool
- 04 Floating Deck
- 05 Eco Pond
- 07 Club Santorini
- 10 Senior's Corner
- 20 Santorini Village
- 28 Club Syros
- 32 Bonfire Court
- 34 Meditation Pads
- 35 Bio Pond

PARK AND PLAZA

- 01 Entrance Plaza
- 13 Fiesta Park
- 14 Portico
- 15 Amphitheatre
- 16 Olympus Plaza
- 18 BBQ & Picnic Park
- 19 Celebration Lawn

- 21 Pergola Trail
- 24 Outdoor Workspace
- 30 Cascading Waters
- 31 Foliage Cross
- 33 Moon Garden

ACTIVE ZONE

- 11 Reflexology Walk
- 12 Basketball Court
- 17 Jogging Park
- 25 Fitness Corner
- 26 Activity Field
- 27 Grecian Trail
- 29 Leisure Pool
- 36 Tennis Court

KIDS' ZONE

- 06 Aqua Park
- 08 Toddlers Pad
- 09 Cycling Track
- 22 Skating Lane
- 23 Play Park

AREA SPECIFICATIONS

Unit Type	SBA (sq ft)
4 BHK	2333 - 2481
3 BHK + Study	2150 - 2178
3 BHK	1611 - 1915
1 BHK	660

KEY FEATURES

Total Land Area :	25 Acre 35.9 Guntas
Total Units :	1,875
No. of Wings :	19
No. of Floors :	2B+G+18 Floors





Santorini Village

A MULTITUDE OF AMENITIES

Indulge in amenities that are thoughtfully crafted for all age groups and classified into varied zones. Pursue your interests at the Recreational Zone, embrace nature and enjoy celebrations at Park & Plaza, follow a healthy & wholesome lifestyle at Active Zone, and discover safe & diverse activities at Kids' Zone.

RECREATIONAL ZONE

The handpicked amenities at Recreational Zone enable you to pursue varied activities & interests in the company of those with similar taste. Lounge by the water bodies with a book, dine al-fresco, or spend cool evenings around bonfires.

- 3 Clubhouses
- Meandering Pool
- Floating Deck
- Eco Pond
- Seniors' Corner
- Santorini Village
- Bonfire Court
- Meditation Pads
- Bio Pond



Concept image

RECREATIONAL ZONE

BE A GREEK ISLANDER

The 3 clubhouses spanning over 77,850 sq ft are modelled in vibrant Santorini architecture, with pristine water bodies recreating the island life. These opulent clubs are loaded with the finest of indoor pastimes. Celebrate and socialise over a plethora of indulgences designed for all age groups. Experience unique community living amidst like-minded people.

CLUB SANTORINI

Multifunctional Hall
Salon & Spa
Indoor Kids Play Area
Coffee Shop
Restaurant
Mini Theatre
Indoor Games
Indoor Pool
Squash Court
Badminton Court
Co-Working Space

Gym
Yoga / Meditation
Conference Room
Dance / Aerobics
Hobby Room
Swimming Pool / Lap Pool
Kids Pool
Banquet Kitchen
Banquet Store
Laundromat

CLUB SYROS

Badminton Court
Gym
Changing Room
Leisure Pool

CLUB ATHINIOS

Banquet Hall
Necessities Store
Guest Rooms
Creche
Clinic



Artist's Impression

RECREATIONAL ZONE



Artist's Impression

SANTORINI VILLAGE

Vibrant, picture perfect, and with various avenues to let your hair down. The multi-level decks are equipped with dome gazebos for relaxed mornings, postcard alley for capturing candid moments, and canopy dining area for al-fresco brunches. As your little ones have a blast at the play area & activity lawn, have delicious treats at the open kiosks and explore the flea markets.

PARK AND PLAZA

Discover amenities that will take you closer to Mother Nature. From dense foliage to cascading water, embrace the outdoors amidst amphitheatres, pathways, lawns, and gardens. Look up to the stars, celebrate festivals & gatherings, work from nature, or just take a leisurely walk.

- | | |
|-------------------|-------------------|
| Entrance Plaza | Celebration Lawn |
| Fiesta Park | Pergola Trail |
| Portico | Outdoor Workspace |
| Amphitheatre | Cascading Waters |
| Olympus Plaza | Foliage Cross |
| BBQ & Picnic Park | Moon Garden |



BBQ & Picnic Park

PARK AND PLAZA

EMBRACE GRANDEUR

The imposing Entrance Plaza will usher you into a world of Greek magnificence. Get mesmerised with scenic surroundings as you ascend the spiral staircase of the elegant clock tower. To the delight of stargazers, the zenith of the tower is equipped with a telescope.



PARK AND PLAZA

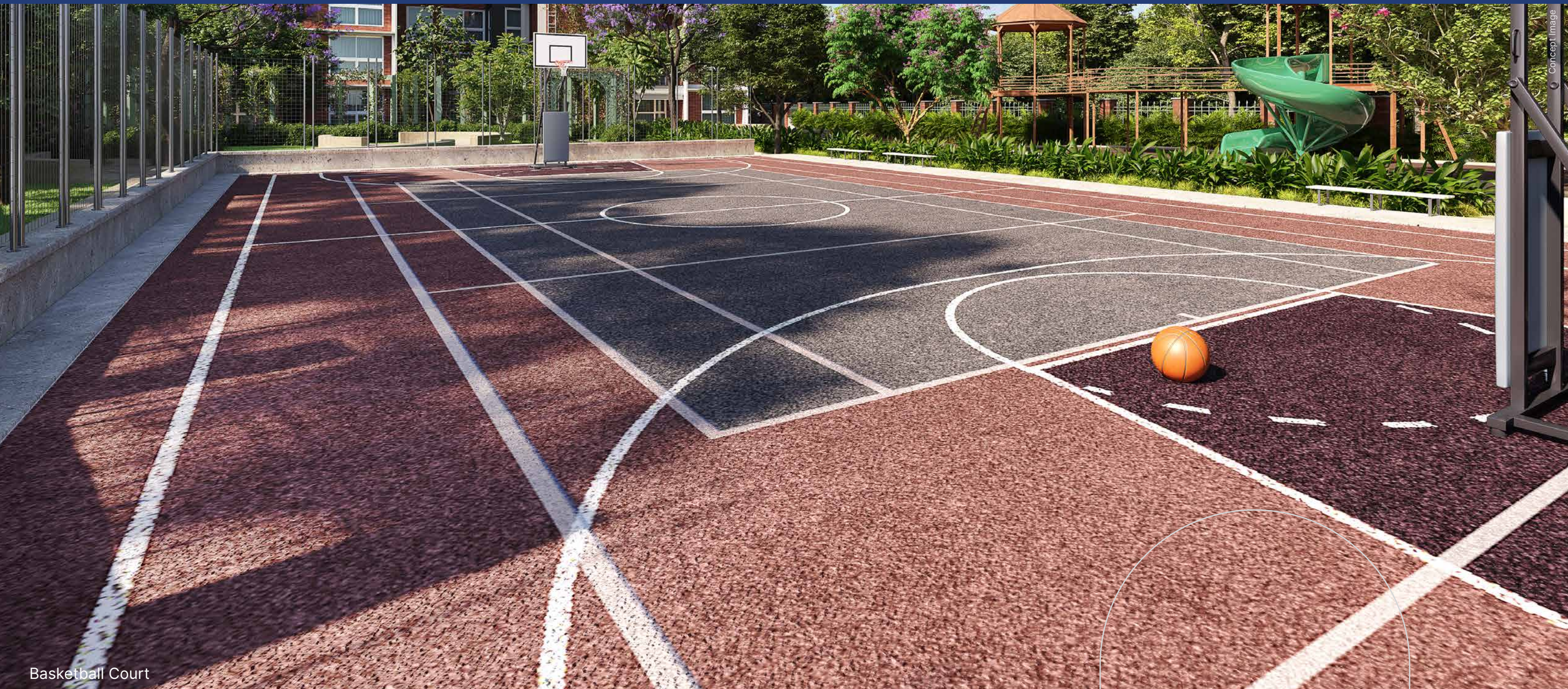
OLYMPUS PLAZA

Ascend the grand steps with water cascades, and discover the Olympus Plaza – imposing columns in a graceful arc inspired by the Parthenon of Acropolis. Here's a centrally-located space to socialise with your neighbours and revel in your own paradise.



ACTIVE ZONE

Embrace an active lifestyle. Hit the ground running or meditate amidst serene surroundings – these health & wellness activities will keep you charged through the day.



Basketball Court

Reflexology Walk

Basketball Court

Jogging Park

Fitness Corner

Activity Field

Grecian Trail

Leisure Pool

Tennis Court

KIDS' ZONE

Your Greek Paradise offers a diverse range of activities for kids of all age groups – from toddlers to teenagers. These amenities are thoughtfully located in vehicle-free areas, enhancing safety of the little ones.

- Aqua Park
- Toddlers' Pad
- Cycling Track
- Skating Lane
- Play Park

AQUA PARK

Enjoy the sight of your *país* (noun, Ancient Greek, child) springing with joy at their exclusive water park. Let them have a gala time with their besties at the water slides & kids' pool. Or just let the aquaphile in them indulge at the play decks and splash pool with fountain jets.



Artist's Impression

Aqua Park



NEOCLASSICAL TOWERS

At SOBHA Neopolis, 19 residential towers with double-height entrance lounges are envisioned in mainland Greek style. A treat to the discerning eye, these 18-storey high-rises feature architectural elements crafted with unparalleled finesse.

MODERN GRECIAN ABODES

The 8 ft tall Vaastu-compliant entry ushers you into the multipurpose foyer. Vast living spaces with arched entrances and large tiles impart a lavish feel. Tall windows ensure seamless flow of natural light & air. An array of smart features – video door phone, gas leak detector, geyser control – enhances the safety of your home.



Artist's Impression



Living Room

LIVING ROOM - OPULENCE, EVERY DAY

Embrace grandeur as the well-designed living room seamlessly extends to the large dining area. Spend quality time with family & friends over sumptuous dinners. While the powder room is a thoughtful addition to this space, the alcove can be utilised to indulge in your favourite bestsellers or pursue your hobbies.

*Powder room provided only in select apartments

Type A 4 BHK - 1617 sq. ft.



PATIO - EXTENDED JOY

The sprawling patio is your outdoor paradise. Relish breakfast with family or meditate outdoors, as you enjoy scenic views. The attached double-height private garden with pergolas can be used for organic farming. Nurture your favourite greens & herbs, and soothe your senses with fragrant blooms on the pergolas. As the sun goes down, roast up a storm with a barbecue.

*Garden & Pergolas provided only in select apartments

Type A 4 BHK - 1617 sq. ft.



Artist's Impression

Patio



Master Bedroom

BEDROOM - HEAVENLY COMFORT

Designed aesthetically, the spacious master bedroom has an attached balcony for enhanced light & ventilation. With provision for a large walk-in wardrobe, you can gear up and step out in style, for a perfect start to the day. The kids' room has sufficient space for study desk, creative activities, and playtime. The well-planned bedrooms are equipped with electrical and optical fibre points, making it easy to use any of them as a home office.

*Balcony provided only in select apartments

Type A 4 BHK - 1617 sq. ft.



KITCHEN - ERGONOMICALLY CRAFTED

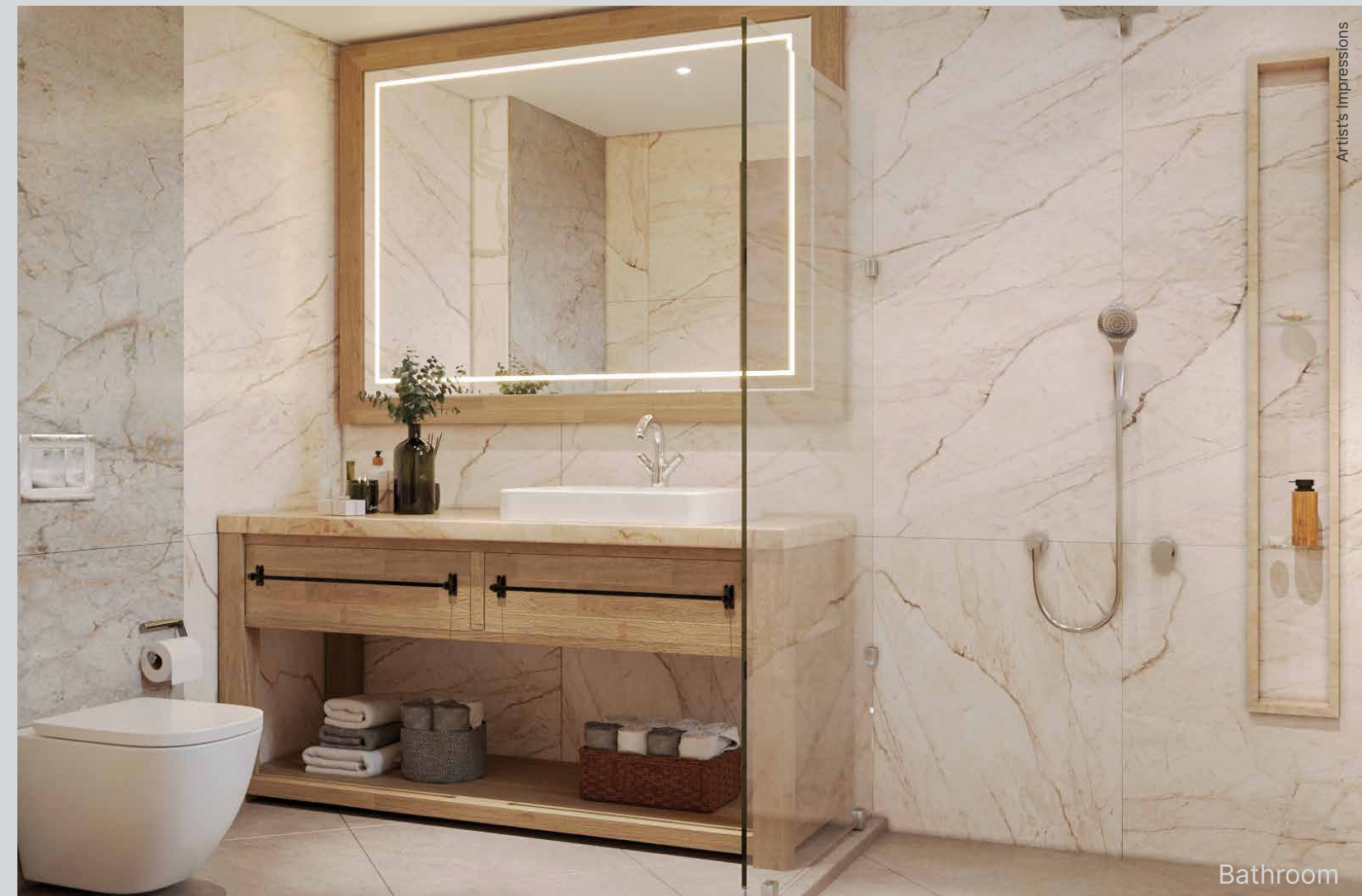
Elegant, spacious, and envisioned to ease your culinary journey, the open kitchen is designed to align with the dining area & balcony – so you can interact with friends & family.

The attached utility has dedicated space for sink with drainboard and dishwasher. Additionally, this area also has provision for a fully loaded laundry unit for varied utility appliances.



BATHROOM - REFRESH & REJUVENATE

Luxurious & functional in equal measure, the bathrooms offer you a plush experience. Adorned with premium fixtures, the space is clearly demarcated with wet & dry areas. The master bathroom has shower partition, and niches in showering area for diffusers, scrubs, & other essentials. Get pampered in your private paradise.



Type A 4 BHK - 1617 sq. ft.



Type A 4 BHK - 1617 sq. ft.



TESTIMONIES OF EXCELLENCE



Mr. Mishra & Family
SOBHA Dream Acres
Bengaluru

SOBHA Dream Acres is located near big tech parks on Outer Ring Road. This is a huge township with plenty of amenities, yet SOBHA delivered on time. We had heard about SOBHA quality before booking, and it has exceeded our expectations.



Mr. Bhatnagar & Family
SOBHA Royal Pavilion
Bengaluru

We are from Rajasthan and we loved the Rajasthan theme of SOBHA Royal Pavilion. What caught our attention, apart from the theme, is the construction quality of SOBHA, the layout planning, and all the unique amenities, especially the clubhouse.



Mr. Patel & Family
SOBHA Dream Heights
GIFT City, Gujarat

We finalised our dream home with SOBHA, after detailed research of various other projects at GIFT City. Being from real estate background, I've never seen anything like the SOBHA Experience Center. We are proud to be a part of SOBHA family.



Mr. Faizal & Family
Marina One
Kochi

The main reason we were drawn to Marina One was SOBHA's reputation for quality, the location of the property, and the attractiveness of the future community. Kudos to the team for making our buying experience truly memorable.



Mr. Yadav & Family
SOBHA International City
Gurugram



SOBHA is not only a brand but a way of life. SOBHA means quality, and assurance of timely delivery. We are fortunate to be a part of this family. We recommend all our friends to associate with SOBHA and experience the excellent environment.



Mr. Manot & Family
SOBHA Waterfront
Hyderabad

We were always aware of SOBHA quality, as my uncle had invested in multiple properties of SOBHA in Bengaluru. The salesperson dealt with all our queries very meticulously & patiently, and brought in a lot of transparency.

Phase 1: PRM/KA/RERA/1251/446/PR/200923/006269 | Phase 2: PRM/KA/RERA/1251/446/PR/200923/006270 | Phase 5: PRM/KA/RERA/1251/446/PR/200923/006271
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